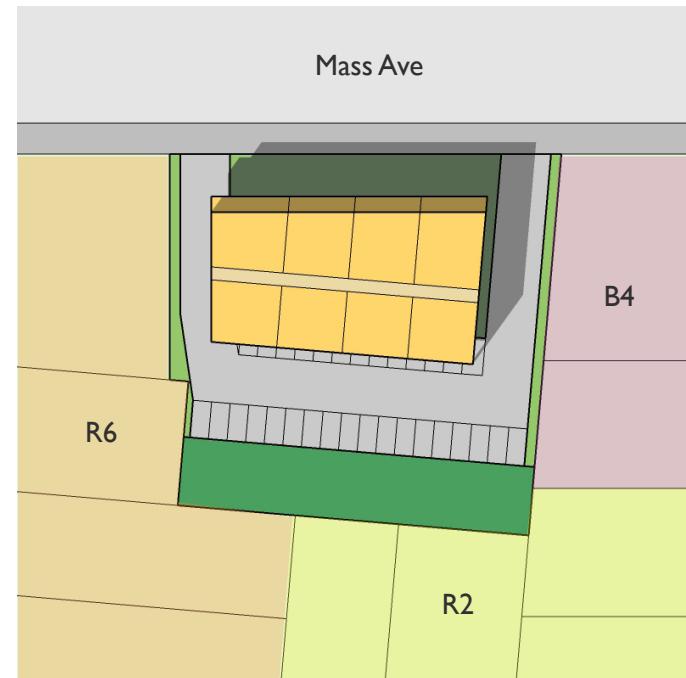
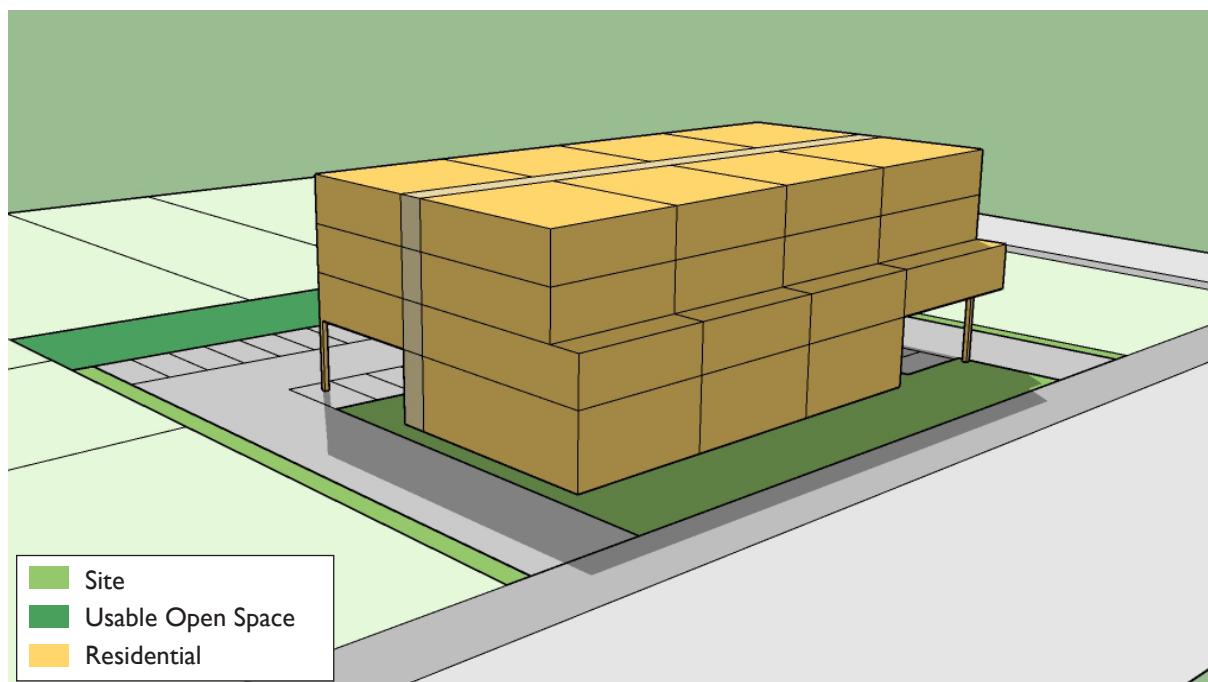


POTENTIAL CHANGES COMPARISON

TOWN OF ARLINGTON MULTIFAMILY ZONING BUILDOUT ANALYSIS

990 MASS AVE - R7 Apartments High Density

Existing use: 64 units



EXTG R7 ZONING

BUILDOUT

.73 acre site

28 units

35 parking spaces

USABLE OPEN SPACE

15% gross res. area (5,000 sq.ft.)

FRONT YARD

20' (varies based on height)

HEIGHT BUFFER

4 stories w/in 100-200' of R2 district

FAR

1.5

PARKING

Varies; 1.0-2.0 per unit, w/ possible transportation and affordable housing reductions

MOST CONSTRAINING FACTOR:

Parking

OTHER MAJOR CONSTRAINTS:

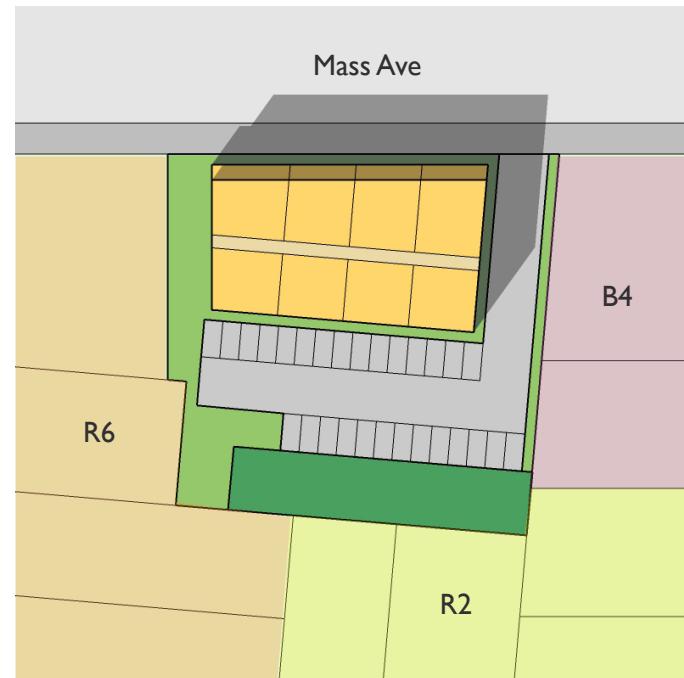
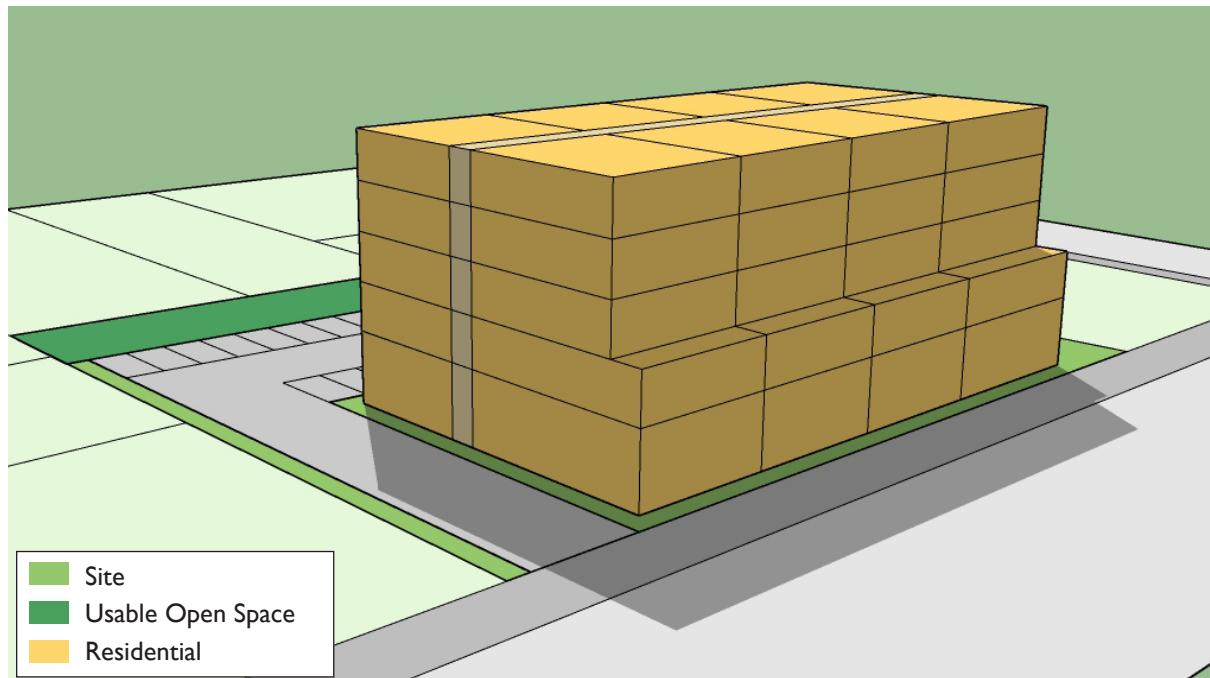
Yards, Height buffer

POTENTIAL CHANGES COMPARISON

TOWN OF ARLINGTON MULTIFAMILY ZONING BUILDOUT ANALYSIS

990 MASS AVE - R7 Apartments High Density

Existing use: 64 units



BUILDOUT

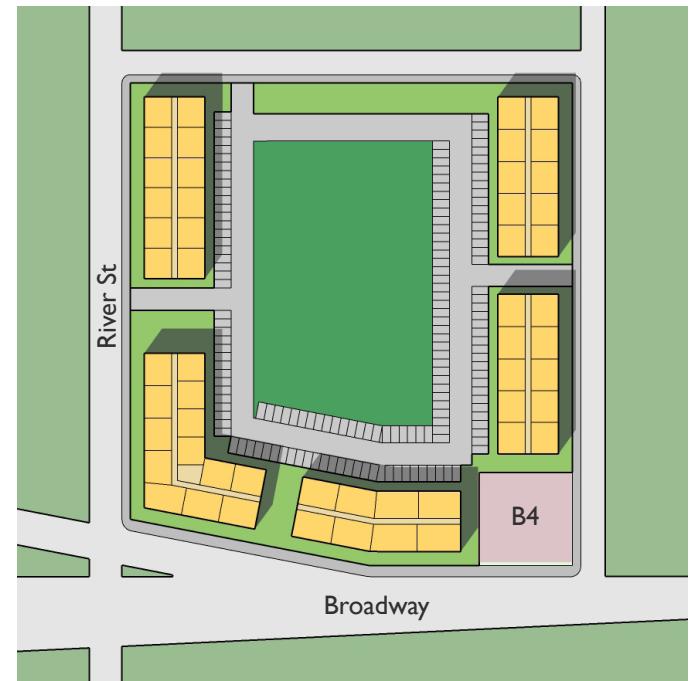
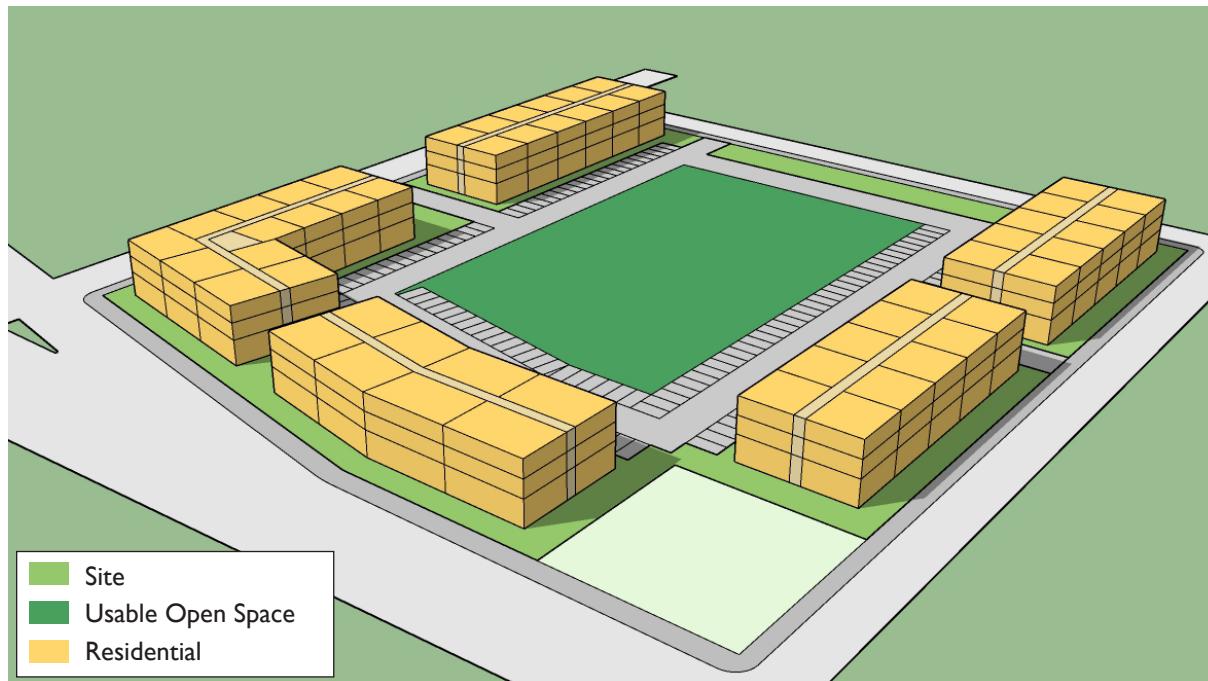
USABLE OPEN SPACE	15% gross residential area (5,000 sq.ft.)	100 sq.ft per unit (4,200 sq.ft.)
FRONT YARD	20' (varies based on height)	5'
HEIGHT BUFFER	4 stories w/in 100-200' of R2 district	Applies w/in 50' of R2 district
FAR	1.5	1.5
PARKING	Varies; 1.0-2.0 per unit w/ possible transportation and affordable housing reductions in both cases	1.0 per unit

POTENTIAL CHANGES COMPARISON

TOWN OF ARLINGTON MULTIFAMILY ZONING BUILDOUT ANALYSIS

I27 BROADWAY - R5 Apartments Low Density

Existing use: 118 units



EXTG R5 ZONING

BUILDOUT

5.3 acre site
159 units
142 parking spaces

MIN. LOT AREA/UNIT

1,450 sq.ft.

USABLE OPEN SPACE

30% gross residential area (55,000 sq.ft.)

HEIGHT

3 stories

FAR

0.8

PARKING

Varies; 1.0-2.0 per unit, w/ possible transportation and affordable housing reductions

MOST CONSTRAINING FACTOR:

Minimum lot area per unit

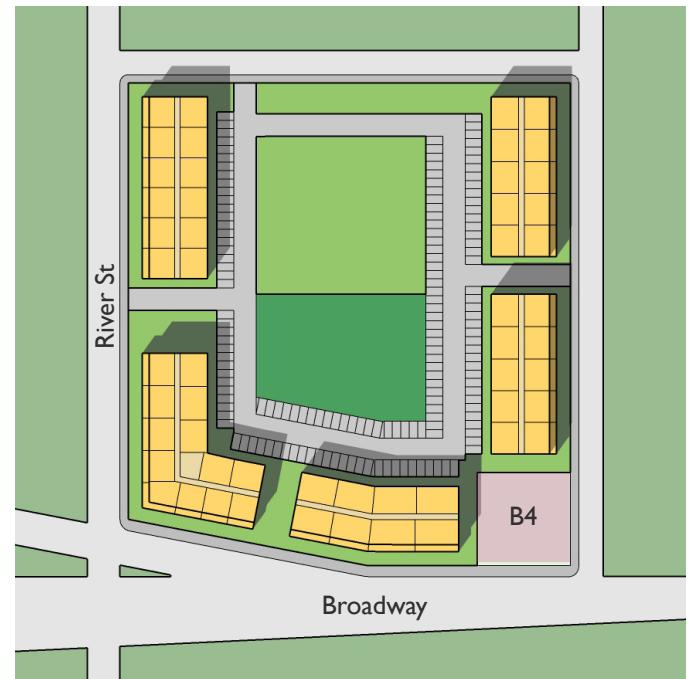
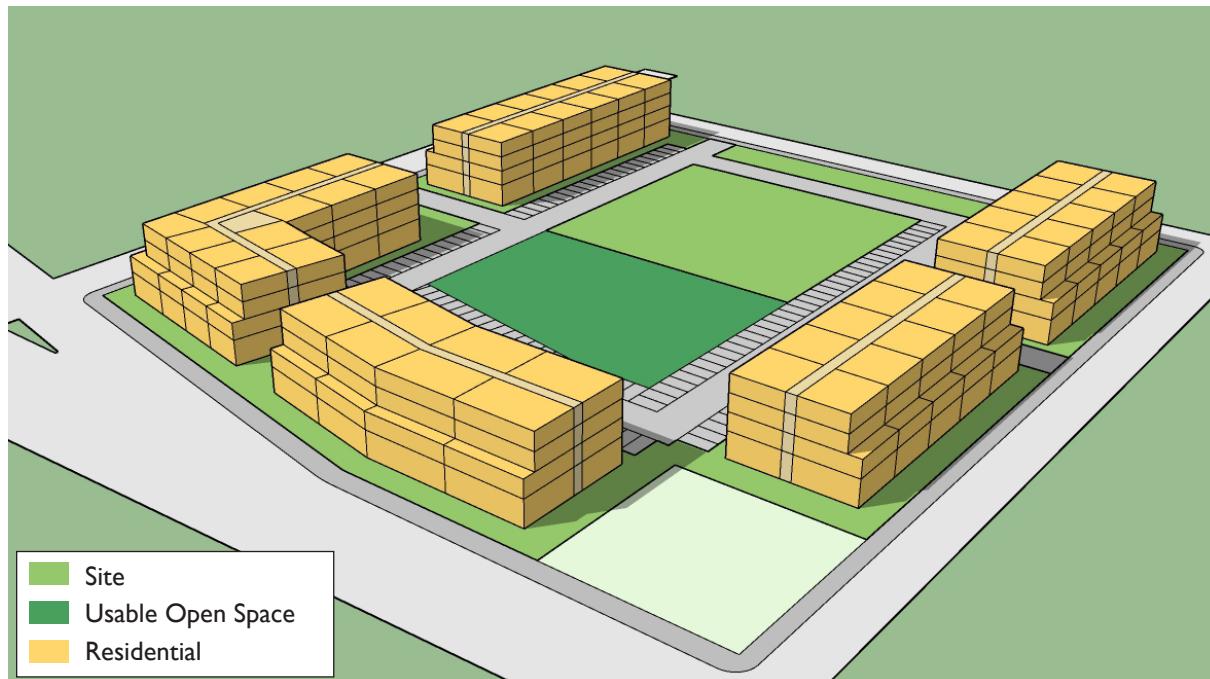
OTHER MAJOR CONSTRAINTS: FAR

POTENTIAL CHANGES COMPARISON

TOWN OF ARLINGTON MULTIFAMILY ZONING BUILDOUT ANALYSIS

I27 BROADWAY - R5 Apartments Low Density

Existing use: 118 units



EXTG R5 ZONING

5.3 acre site
159 units
142 parking spaces

BUILDOUT

MIN. LOT AREA/UNIT 1,450 sq.ft.
USABLE OPEN SPACE 30% gross residential area (55,000 sq.ft.)
HEIGHT 3 stories
FAR 0.8
PARKING Varies; 1.0-2.0 per unit

POTENTIAL CHANGES

5.3 acre site
231 units
150 parking spaces
1,000 sq.ft
100 sq.ft per unit (23,100 sq.ft.)
4 stories
1.1
1.0 per unit

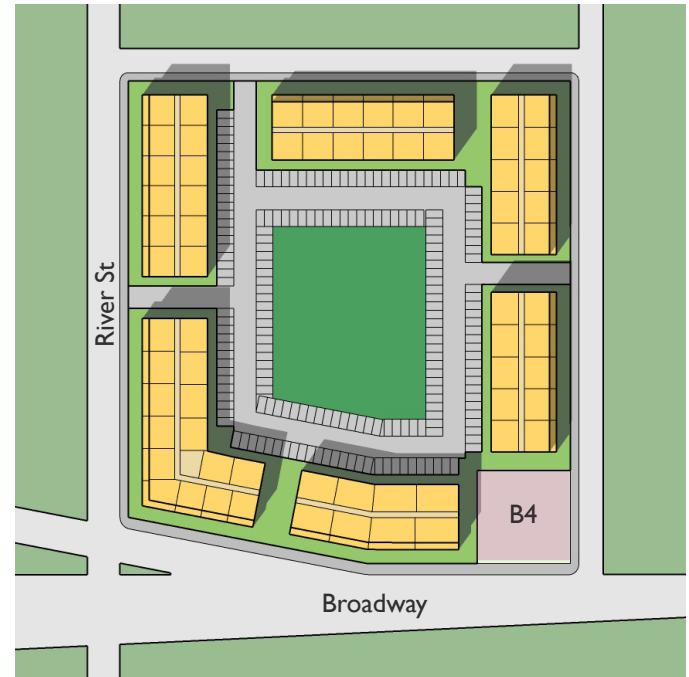
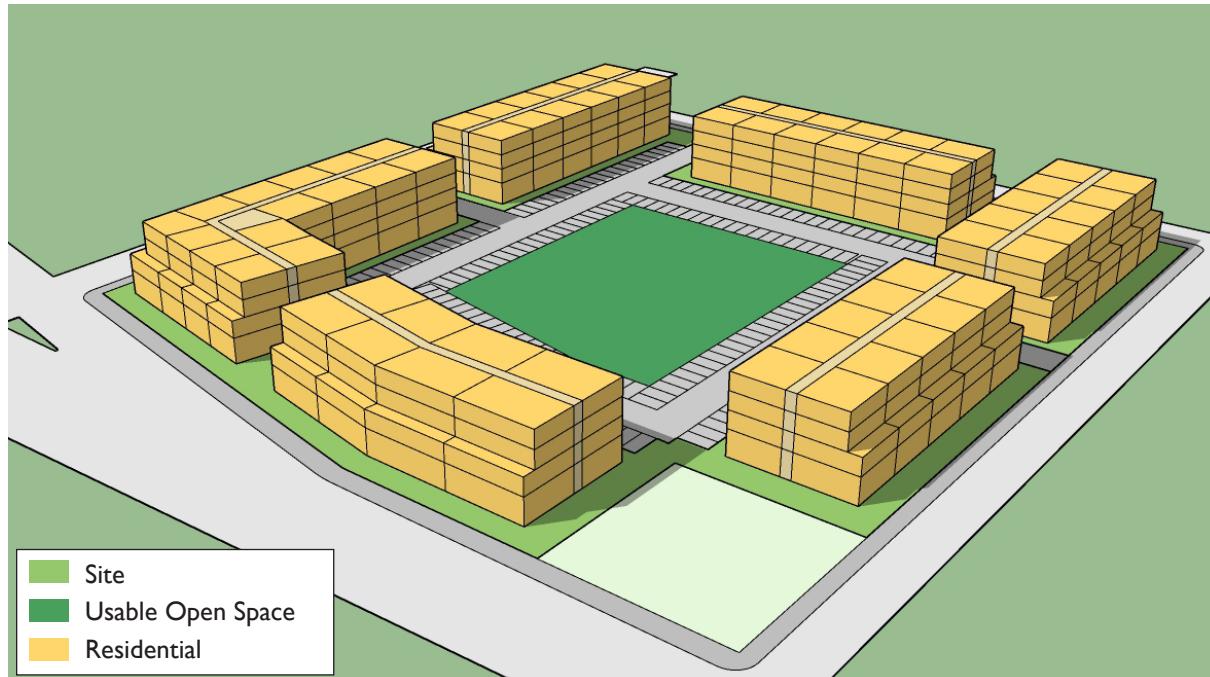
w/ possible transportation and affordable housing reductions in both cases

POTENTIAL CHANGES COMPARISON

TOWN OF ARLINGTON MULTIFAMILY ZONING BUILDOUT ANALYSIS

I27 BROADWAY - R5 Apartments Low Density

Existing use: 118 units



BUILDOUT

EXTG R5 ZONING

5.3 acre site
159 units
142 parking spaces

MIN. LOT AREA/UNIT

1,450 sq.ft.

USABLE OPEN SPACE

30% gross res. area (55,000 sq.ft.)

HEIGHT

3 stories

FAR

0.8

PARKING

Varies; 1.0-2.0 per unit

w/ possible transportation and affordable housing reductions in both cases

POTENTIAL CHANGES

5.3 acre site
293 units
190 parking spaces

700 sq.ft

100 sq.ft per unit (29,300 sq.ft.)

4 stories

1.4

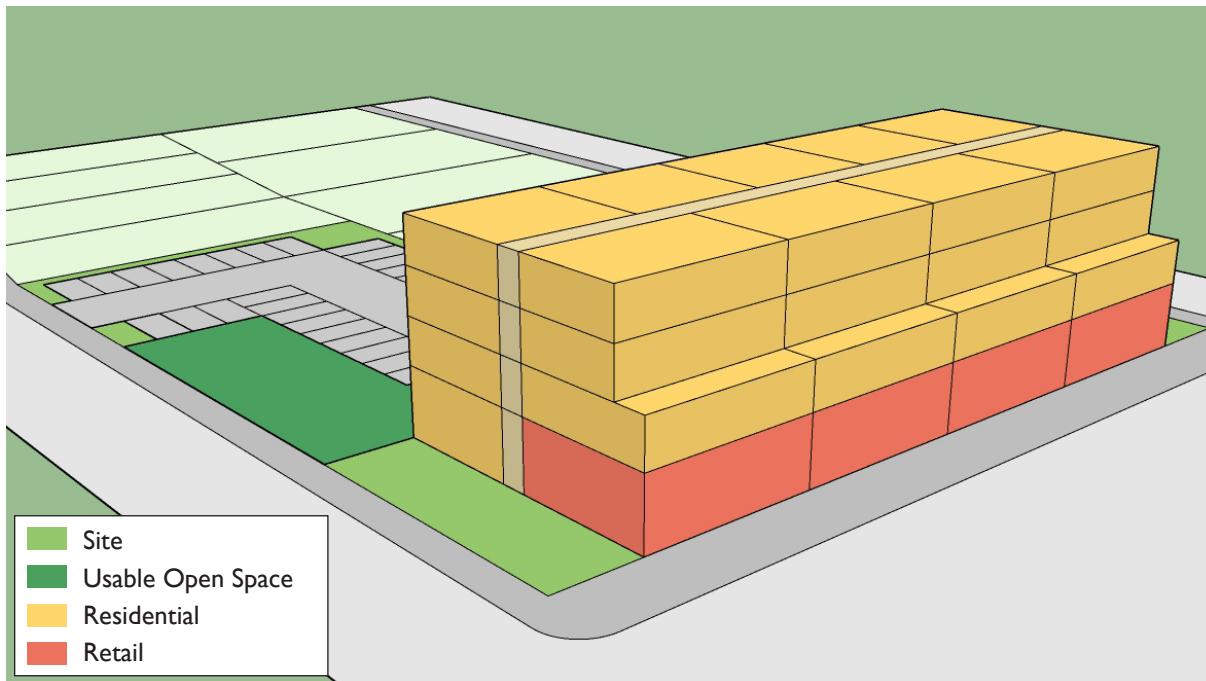
1.0 per unit

POTENTIAL CHANGES COMPARISON

TOWN OF ARLINGTON MULTIFAMILY ZONING BUILDOUT ANALYSIS

20-36 MASS AVE - B4 Vehicular Oriented Business

Existing use: 21,000 sq.ft. commercial



EXTG B4 ZONING

BUILDOUT

0.74 acre site

32 units

5,000 sq.ft. retail

34 parking spaces

USABLE OPEN SPACE

20% gross res. area (7,100 sq.ft.)

HEIGHT BUFFER

4 stories w/in 100-200' of R2 district

FAR

1.0

PARKING

Residential: varies; 1.0-2.0 per unit

Retail: 1.0 per 300 sq.ft. (after 3,000 sq.ft.)

w/ possible transportation and affordable housing reductions

MOST CONSTRAINING FACTOR:

Parking

OTHER MAJOR CONSTRAINTS:

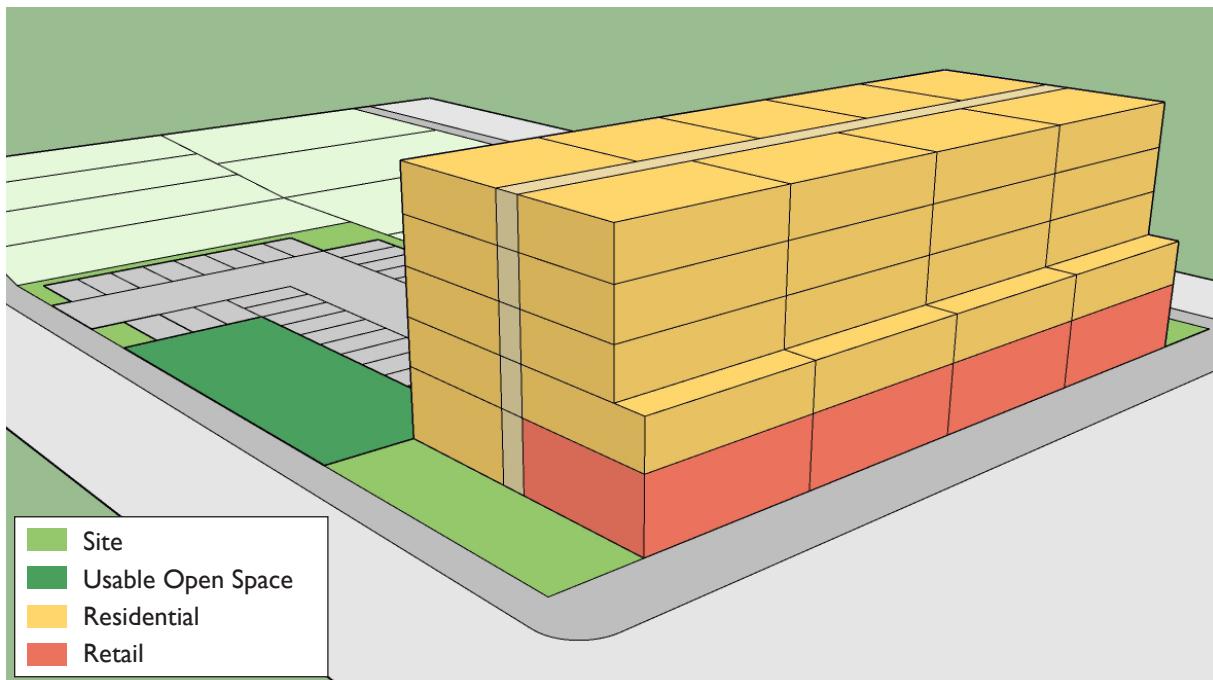
Height buffer, FAR, usable open space

POTENTIAL CHANGES COMPARISON

TOWN OF ARLINGTON MULTIFAMILY ZONING BUILDOUT ANALYSIS

20-36 MASS AVE - B4 Vehicular Oriented Business

Existing use: 21,000 sq.ft. commercial



BUILDOUT

EXTG B4 ZONING

0.74 acre site
32 units
5,000 sq.ft. retail
34 parking spaces

USABLE OPEN SPACE

20% gross res. area (7,100 sq.ft.)

HEIGHT BUFFER

4 stories w/in 100-200' of R2 district

FAR

1.0

PARKING

Residential: varies; 1.0-2.0 per unit
Retail: 1.0 per 300 sq.ft. (after 3,000 sq.ft.)
w/ possible transportation and affordable housing reductions in both cases

POTENTIAL CHANGES

0.74 acre site
41 units
5,000 sq.ft. retail
32 parking spaces

100 sq.ft per unit (4,100 sq.ft.)

Applies w/in 25' of R2 district

1.6

1.0 per unit

No change

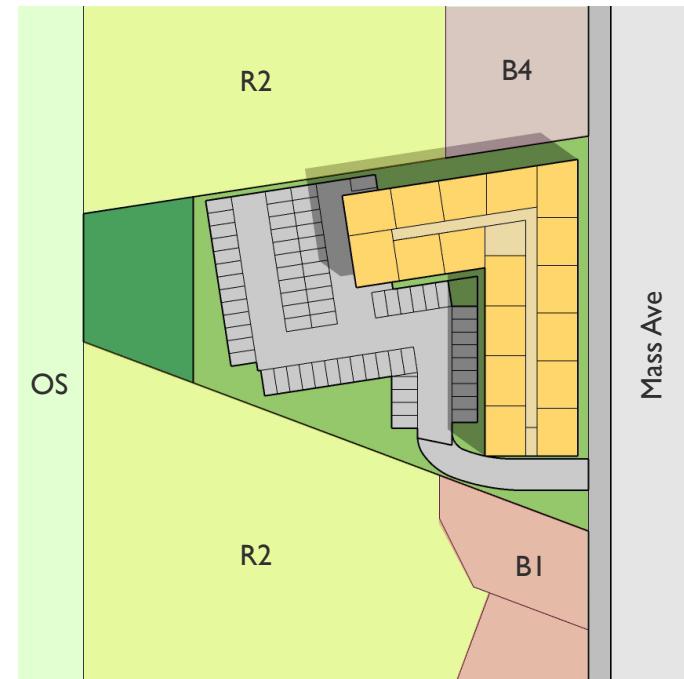
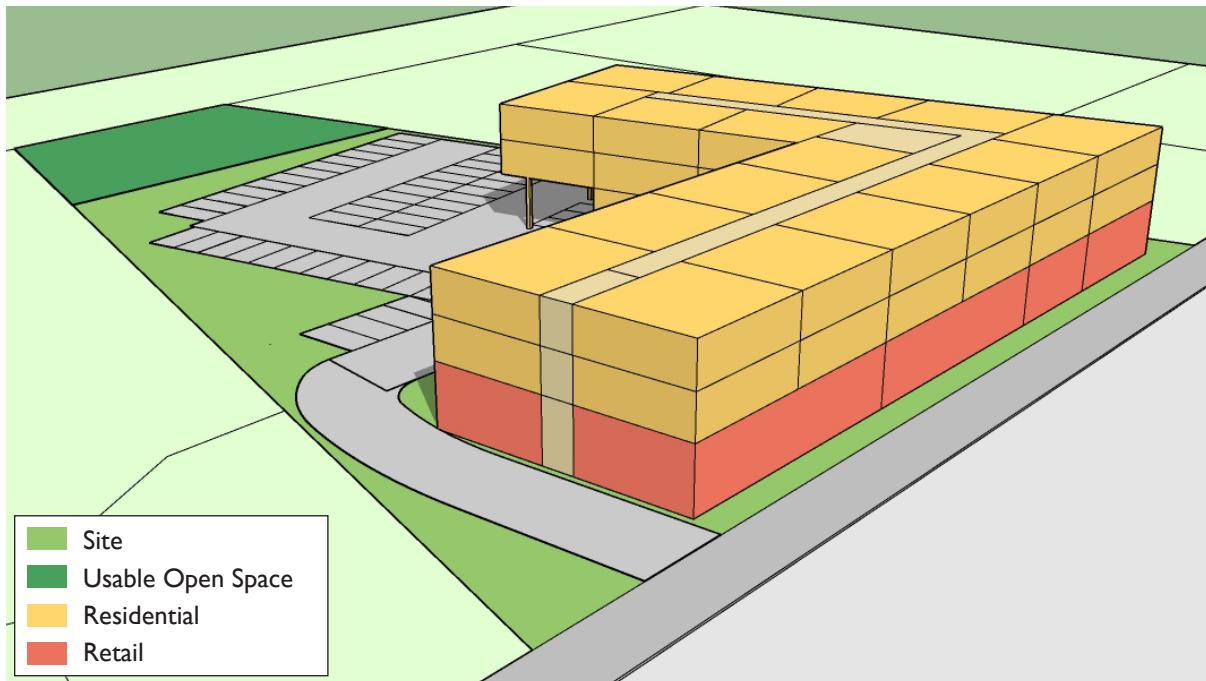


POTENTIAL CHANGES COMPARISON

TOWN OF ARLINGTON MULTIFAMILY ZONING BUILDOUT ANALYSIS

324 MASS AVE - B2A Major Business

Existing use: 15,000 sq.ft. commercial



EXTG B2A ZONING

BUILDOUT

1.5 acre site

36 units

15,000 sq.ft. retail

64 parking spaces

USABLE OPEN SPACE

20% gross res. area (8,200 sq.ft.)

HEIGHT BUFFER

3 stories w/in 100-200' of R2 district

FAR

1.0

PARKING

Residential: varies; 1.0-2.0 per unit

Retail: 1.0 per 300 sq.ft. (after 3,000 sq.ft.)

w/ possible transportation and affordable housing reductions

MOST CONSTRAINING FACTOR:

Parking

OTHER MAJOR CONSTRAINTS:

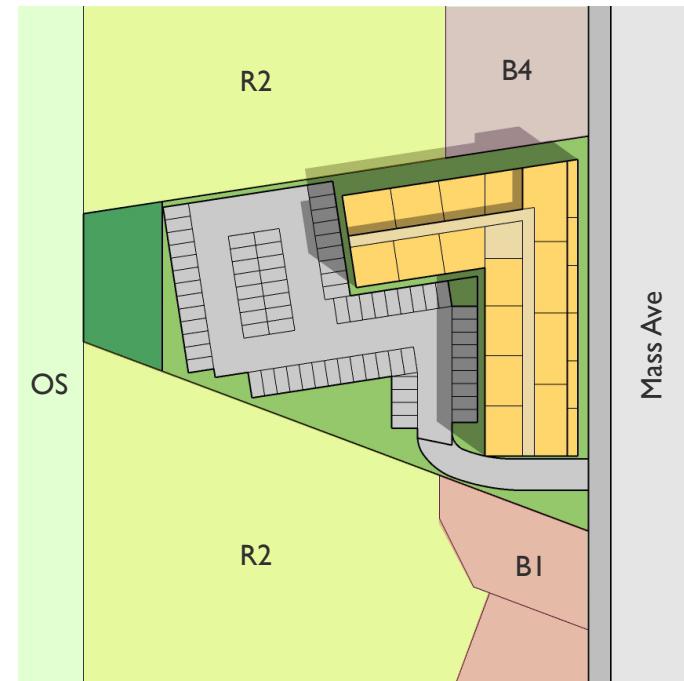
Height buffer, FAR, usable open space

POTENTIAL CHANGES COMPARISON

TOWN OF ARLINGTON MULTIFAMILY ZONING BUILDOUT ANALYSIS

324 MASS AVE - B2A Major Business

Existing use: 15,000 sq.ft. commercial



BUILDOUT

EXTG B2A ZONING

1.5 acre site
36 units
15,000 sq.ft. retail
64 parking spaces

USABLE OPEN SPACE

HEIGHT BUFFER

FAR

PARKING

20% gross res. area (8,200 sq.ft.)

3 stories w/in 100-200' of R2 district

1.0

Residential: varies; 1.0-2.0 per unit

Retail: 1.0 per 300 sq.ft. (after 3,000 sq.ft.)

w/ possible transportation and affordable housing reductions in both cases

POTENTIAL CHANGES

1.5 acre site
54 units
15,000 sq.ft. retail
65 parking spaces

100 sq.ft per unit (5,400 sq.ft)

Applies w/in 50' of R2 district

1.2

1.0 per unit

No change